074.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,300 / 748,300
					USE VALUE:	748,300 / 748,300
					ASSESSED:	748,300 / 748,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOX DANIEL N
Owner 2:	FOX-ELOWSKY JENNIFER A
Owner 3:	
Street 1:	50 MELVIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZOELLER RAPHAEL A/KAREN F -
Owner 2:	-
Street 1:	50 MELVIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .224 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Clapboard Exterior and 2159 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9760.000	349,100		399,200	748,300
Total Card	0.224	349,100		399,200	748,300
Total Parcel	0.224	349,100		399,200	748,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.60 | /Parcel: 346.60

Legal Description

User Acct 46550

GIS Ref

GIS Ref

Insp Date 10/09/18

Entered Lot Size

Total Land:

Land Unit Type:

!6179!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	349,100	0	9,760.	399,200	748,300		Year end	12/23/2021
2021	101	FV	335,600	0	9,760.	399,200	734,800		Year End Roll	12/10/2020
2020	101	FV	335,600	0	9,760.	399,200	734,800	734,800	Year End Roll	12/18/2019
2019	101	FV	325,200	0	9,760.	399,200	724,400	724,400	Year End Roll	1/3/2019
2018	101	FV	325,200	0	9,760.	342,100	667,300	667,300	Year End Roll	12/20/2017
2017	101	FV	325,200	0	9,760.	319,300	644,500	644,500	Year End Roll	1/3/2017
2016	101	FV	325,200	0	9,760.	273,700	598,900	598,900	Year End	1/4/2016
2015	101	FV	268,000	0	9,760.	245,200	513,200	513,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:27:16

LAST REV

Date	Time
10/16/18	10:42:10
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6179

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZOELLER RAPHAEL	48383-67		10/26/2006	Change>Sale	535,000	No	No		
BARTON ALLAN R	47220-34		4/3/2006	Sub Sale	410,000	No	No		
BARTON ALLAN R	43012-534		8/9/2004	Family	1	No	No		
	13340-567		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2006	260	Siding	4,500			G8	GR FY08	RESIDE FRT, SLIDER

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
2/20/2009	Meas/Inspect	372	PATRIOT
3/14/2007	External Ins	BR	B Rossignol
2/7/2007	MLS	MM	Mary M
10/13/1999	Meas/Inspect	263	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46550
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9760		Sq. Ft.	Site		0	70.	0.58	4			Ledge	-20					399,169						399,200	

Total AC/HA:	0.22406	Total SF/SM:	9760	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,169	Spl Credit		Total:	399,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	134.652
Other Features:	84750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428894
Depreciation:	79774
Depreciated Total:	349120

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

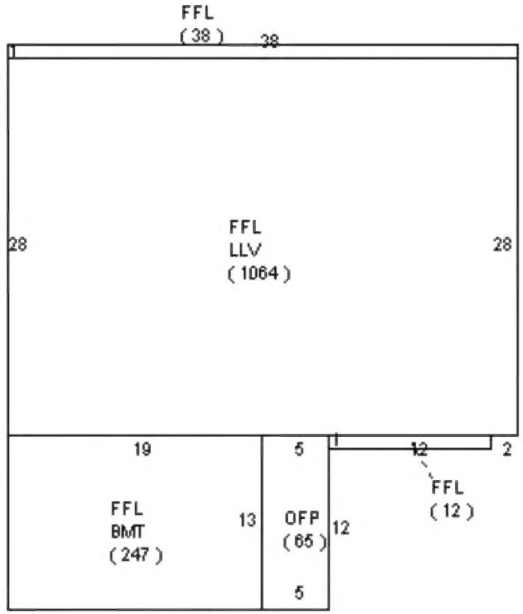
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.12
Special Features:	0	Val/Su Net:	127.55
Final Total:	349100	Val/Su SzAd	256.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,361	134.650	183,262
LLV	Lower Level	1,064	102.630	109,199
BMT	Basement	247	40.400	9,978
OFP	Open Porch	65	41.780	2,715

Net Sketched Area:	2,737			Total:	305,154
Size Ad	1361	Gross Area	2737	FinArea	2159

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

074.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	